



City of El Paso – City Plan Commission Staff Report

Case No: PZDS13-00020
Application Type: Detailed Site Plan
CPC Hearing Date: February 13, 2014
Staff Planner: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
Location: 7955 N. Mesa
Legal Description: Portion of Lot 1, Block 2, Crossroads Subdivision Unit 2, City of El Paso, El Paso County, Texas
Acreage: 0.7576
Rep District: 8
Current Zoning: C-3/sc (Commercial/Special Contract)
Existing Use: Shell Building
C/SC/SP/ZBA/LNC: Yes; Special Contract (see attachment 4)
Request: Detailed Site Plan Review
Proposed Use: Credit Union
Property Owner: Downstream Partners LP
Representative: Daniel Vasquez

SURROUNDING ZONING AND LAND USE

North: C-3 (Commercial) / Restaurant
South: C-3/c (Commercial) / Restaurant
East: C-3/c (Commercial) / Restaurant
West: C-3/c (Commercial) / Retail

PLAN EL PASO DESIGNATION: G-7, Industrial and/or Railyards (Northwest Planning Area)

NEAREST PARK: Charyl Ann Duck Pond (1,453 feet)

NEAREST SCHOOL: Mitzi Bond Elementary (7,248 feet)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Improvement Association, Upper Mesa Hills Neighborhood Association, Coronado Neighborhood Association, Upper Valley Neighborhood Association, Save the Valley

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, *Notice*.

APPLICATION HISTORY

When the subject property was rezoned from R-4 (Residential) to C-3 (Commercial), a special contract was imposed. This contract required a number of infrastructure improvements, platting, a prohibition on sexually-oriented businesses, and approval of a detailed site plan by City Council before building permits (see attachment 4). The platting and improvements detailed within the contract have been satisfied while the site plan review and use restriction remains in effect.

APPLICATION DESCRIPTION

The detailed site plan shows the addition of two ATM drive-through lanes to complement the renovation of a portion of an existing shell structure for use as a credit union. The proposed ATM island features canopies and shielded lighting and is served by two one-way queuing lanes. While no landscaping improvements are required by code, landscaping has been increased from the existing 913 s.f. to 2,515 s.f., as well as the placement of street trees. Thirty parking spaces are required and the site plan proposes twenty-eight spaces plus four additional handicap-accessible parking spaces and 3 bicycle parking. Access is proposed off of Crossroads Drive and via private access through the adjoining parcel.

CITY DEVELOPMENT DEPARTMENT -PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

ANALYSIS

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

A Detailed Site Development Plan review is required because of a special contract condition imposed on the property. The condition requires that the site plan be approved by the City Plan Commission and the El Paso City Council.

20.04.150 Procedure.

- D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.
1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
 2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
 3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and stormwater drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
 4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
 5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

The Planning Division has reviewed the Detailed Site Development Plan and has determined that it meets these requirements and is therefore recommending approval.

Plan El Paso-Future Land Use Map Designation

All applications for a detailed site plan review shall demonstrate compliance with the following criteria:

G-7 – Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mix-use communities if the rail yards were moved out of town.

The purpose of the C-3 (Community Commercial) district is to provide goods or render services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

COMMENTS:

City Development Department – Planning Division - Transportation

No objections.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

City Development Department - Land Development

No objection.

City Development Department – Building Permits & Inspections

BP & I Review: Recommend approval

Landscape Review: Additional landscape not required.

El Paso Fire Department

Recommend “Approval” of “Site Plan Application” as presented. In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted “Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems. “When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments”. The Fire Planning Division has reviewed the submitted “Preliminary Site Plan Application” as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES comply within the zoning regulations.

El Paso Water Utilities

We have reviewed the site plan request referenced above and provide the following comments:

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

1. There is an existing 8-inch diameter water main that extends along Mesa St. The main is located approximately 3.5 feet north of the property’s northern property line. This main is available for service.
2. There is an existing 8-inch diameter water main that extends along Crossroads Dr. The main is located approximately 5 feet west of the street centerline. This main is available for service.
3. There is an existing 24-inch diameter water main that extends along the far north side of Mesa St. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.
4. EPWU records indicate a 2-inch active water service with 7955 Mesa St. as the service address.

Sanitary Sewer:

1. There is an existing 15-inch diameter sanitary sewer main that extends along Mesa St. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.
2. There is an existing 8-inch diameter sanitary sewer main that extends along the Crossroads Dr. The main is located approximately 5 feet east of the street centerline. This main is available for service.

General:

1. Mesa St. is Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary

sewer work to be performed within Mesa St. right-of-way requires written permission from TxDOT.

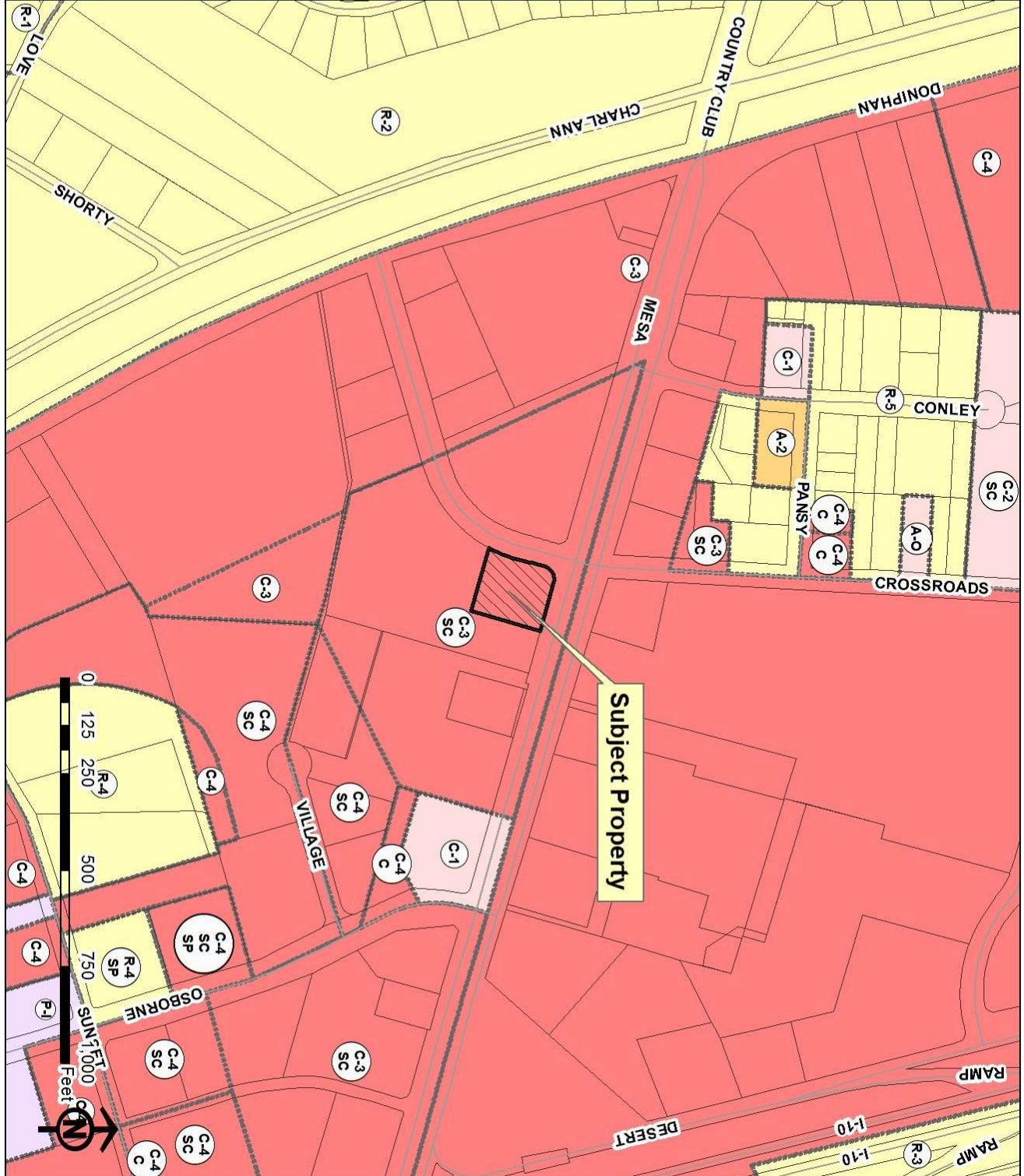
- 2 . Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Special contract dated January 10, 1986

ATTACHMENT 1: ZONING MAP

PZDS13-00020

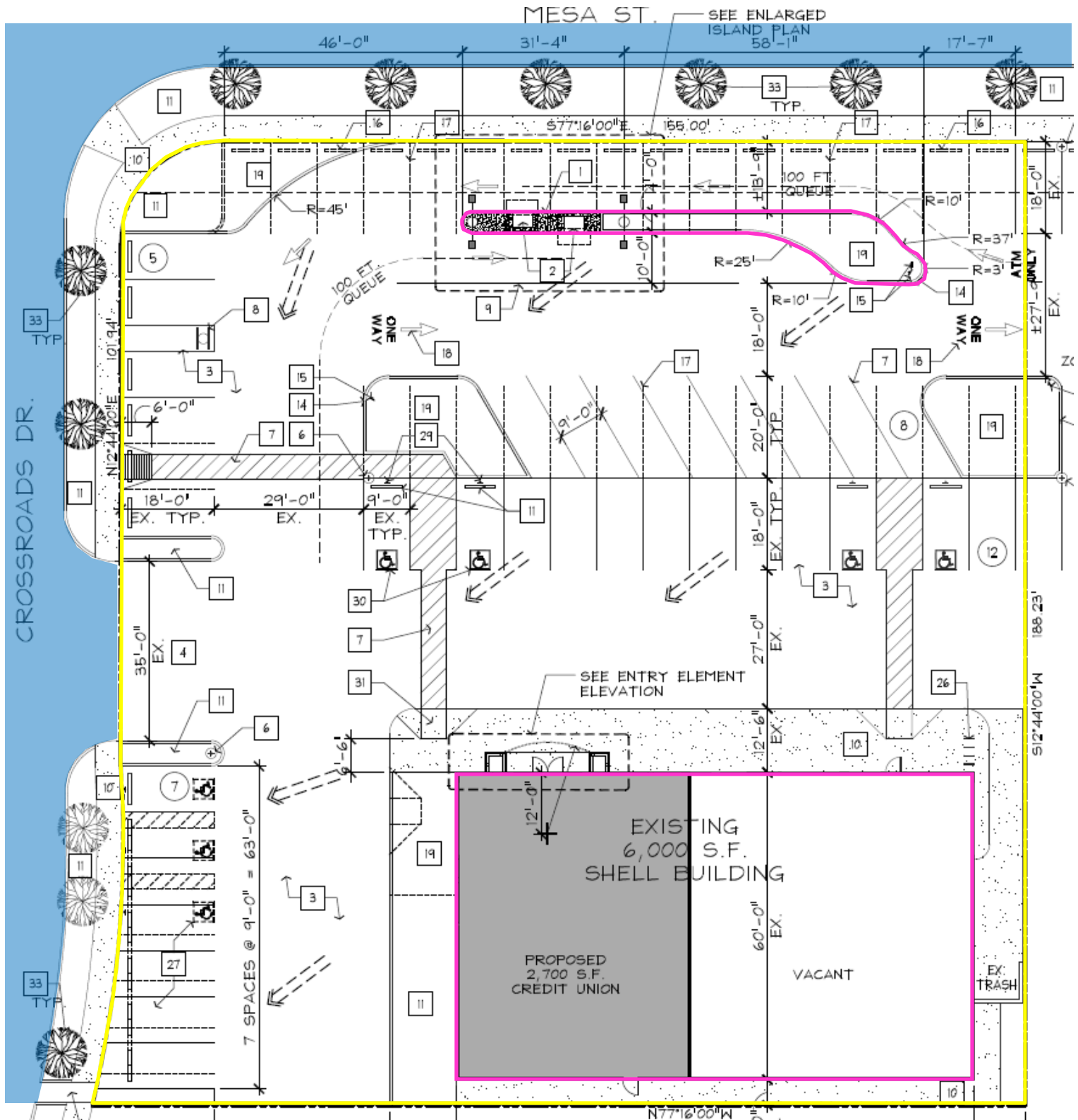


ATTACHMENT 2: AERIAL MAP

PZDS13-00020



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: SPECIAL CONTRACT DATED JANUARY 10, 1986

COUNTY OF EL PASO)

CONTRACT

THIS CONTRACT, made this 10th day of January, 1986, by and between THE GUEVARA CORPORATION AND ANDREW R. GUEVARA INDIVIDUALLY, First Parties, MBANK, Second Party, and the CITY OF EL PASO, Third Party, witnesseth:

Application has been made to the City of El Paso for rezoning of a portion of Tract 12A, A. F. Miller Survey 210, and a portion of Tract 14A, J. M. Jett Survey 155, City and County of El Paso, Texas, which are more particularly described by metes and bounds in the attached Exhibits "A" and "B" which are made a part hereof by reference.

To remove certain objections to such rezoning, First Parties covenant that if the property is rezoned from R-4 (Residential) to C-3 (Commercial) (Parcel 1 - 11.14+/acres); and from R-4 and C-3 to C-4 (Parcel 2 - 12.18+/acres) within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

- 1) Prior to the issuance of any building permits, a subdivision plat must be filed of record.
- 2) Prior to issuance of any building permits, a detailed site development plan must be approved by the Commission and the City Council.
- 3) Subject to the approval of the State Highway Department and upon demand by the City, First Party agrees to pay to the City the cost of the installation of a traffic signal at the intersection of Mesa Street and Robby Road and in connection therewith grant to the City an easement for the necessary installation and maintenance of the traffic control device and related signage.
- 4) Prior to the issuance of certificates of occupancy, First Party agrees to construct a deceleration lane adjacent to Mesa Street along the entire length of Parcel 3. Plans and specifications for such construction shall be approved by the Director of Traffic and Transportation and the City Engineer.
- 5) No adult bookstore, adult motion picture theatre, nude live entertainment club will be permitted on Parcel 2 (C-4).
- 6) No alcoholic beverages can be sold on Parcel 2 (C-4).
- 7) Prior to the issuance of certificates of occupancy, First Party shall extend Robby Road from Doniphan Drive to Mesa Street through the subject property. Plans and specifications for such construction shall be approved by Traffic and Transportation and the City Engineer prior to construction.